



Los Angeles County
Department of Regional Planning


Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

August 11, 2008

TO: Librarian
Irwindale Library
5050 N. Irwindale Avenue
Irwindale, CA 91706

FROM: Donald Kress 
Regional Planning Assistant II
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

**SUBJECT: TENTATIVE TRACT MAP NO. 065943-(1)
4739 North Vincent Avenue, East Irwindale, San Gabriel.**

The subject project is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on September 16, 2008.

Please have the materials listed below available to the public through September 29, 2008

If you have any questions regarding this matter, please call Mr. Donald Kress in Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

- Attachments:
1. Copy of Tentative Tract Map and Exhibit Map No. 065943 dated July 2, 2007
 2. Land Use Map
 3. Notice of Public Hearing
 4. Draft Factual
 5. Draft Reports/recommendation
 6. Yard modification burden of proof
 7. Environmental Documentation
 8. Draft staff report



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



**NOTICE OF PUBLIC HEARING FOR
PROPOSED LAND DIVISION
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

Bruce W. McClendon FAICP
Director of Planning

TENTATIVE TRACT MAP NO. 065943-(1)

Notice is hereby given that a Hearing Officer of Los Angeles County will conduct a public hearing concerning this proposed land development on September 16, 2008, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 am. Interested persons will be given an opportunity to testify.

This project received a Negative Declaration pursuant to State and County Environmental Reporting Guidelines.

General description of proposal: The tract map proposes to create one (1) multi-family residential lot with eight (8) new detached condominium units on 1.22 gross acres (1.14 net acres). The project also includes a request for a yard modification for reduced rear yard setback from 15 feet to 5 feet for Unit 7.

General location of property: 4739 North Vincent Avenue, East Irwindale

These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Donald Kress. You may also obtain additional information concerning this case by phoning Donald Kress at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

If you challenge a County action in Court, you may be limited to raising only those issues your or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Hearing Officer at , or prior to, the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. These materials will also be available for review beginning August 16, 2008, at the Irwindale Library, 5050 N. Irwindale Avenue, Irwindale, CA 91706. Selected materials are also available on the Department of Regional Planning website at "[http:// planning.lacounty.gov/case.htm](http://planning.lacounty.gov/case.htm)."

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear 8 condominios. La audiencia publica para considerar el proyecto se llevara acabo el 16 de septiembre de 2008. Si necesita mas informacion, o si quiere este aviso en Espanol, por favor llame al Departamento de Planificacion al (213) 974-6466."

TR 065943 Vicinity Map



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Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET.
The map should be interpreted in accordance with the disclaimer statement of GIS-NET.



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Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

TENTATIVE TRACT MAP NO. 065943-(1)

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM No.	
PUBLIC HEARING DATE September 16, 2008	

APPLICANT Hubert D. Trieu	OWNER Hubert D. Trieu	REPRESENTATIVE Tritech Associates	
REQUEST <u>TENTATIVE TRACT MAP</u> : To create one multifamily lot with eight (8) new detached condominiums on 1.22 gross acres.			
LOCATION/ADDRESS 4739 North Vincent Avenue, East Irwindale		ZONED DISTRICT Irwindale	
ACCESS Vincent Avenue		COMMUNITY East Irwindale	
		EXISTING ZONING A-1-6,000 (Light Agricultural—6,000 Square Feet Minimum Required Lot Area)	
SIZE 1.22 acres gross/1.14 net acres	EXISTING LAND USE Single family residence; three warehouses; one detached garage, two storage units	SHAPE Irregular	TOPOGRAPHY Flat
SURROUNDING LAND USES & ZONING			
North: Flood control channel/City of Irwindale		East: Single family residence, 31-unit multifamily residence, religious building/R-3-18U (Limited Multiple Residential—18 Dwelling Units Per Gross Acre Maximum Density)	
South: Single family residences/R-1-6,000 (Single Family Residential—6, 000 Square Feet Minimum Required Lot Area)		West: Flood control channel/City of Irwindale	
GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	Low Density (1 to 6 du/ac)	7 DU	Yes, with infill
ENVIRONMENTAL STATUS: Negative Declaration			
DESCRIPTION OF SITE PLAN The tentative tract map and exhibit map dated July 2, 2007, depict one (1) lot with eight (8) new detached condominiums on 1.22 gross acres. Units are separated by a minimum of 12 feet. Units are accessed by Vincent Avenue onto a 26-foot wide private driveway and firelane. The project includes demolition of an existing house, garage, three warehouses, and two storage units. 27 cubic yards of cut and 513 cubic yards of fill grading are proposed. Each condominium unit will have a two car garage attached, and thirteen uncovered guest parking spaces are provided.			
KEY ISSUES <ul style="list-style-type: none">An infill study was provided to support a request for increased density.A yard modification has been requested to modify the rear yard setback of Unit 7 from 15 feet to 5 feet. A burden of proof has been submitted, as well.			

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2☒ Street improvements _____ Paving _____ Curbs and Gutters X Street Lights X Street Trees _____ Inverted Shoulder _____ Sidewalks _____ Off Site Paving _____ ft.☐ Water Mains and Hydrants☐ Drainage Facilities☒ Sewer☐ Septic Tanks☐ Other _____☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

**TENTATIVE TRACT MAP NO. 065943
DRAFT STAFF ANALYSIS
FOR SEPTEMBER 16, 2008 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Hubert D. Thieu, proposes to create one multi-family lot with eight new detached condominiums on approximately 1.22 gross acres (1.14 net acres). The proposal requires approval of Tentative Tract Map No. 065943 ("TR 065943") for the subdivision and a yard modification. The project also requires infill findings to increase the density.

The subject property is located at 4739 North Vincent Avenue, in the Irwindale Zoned District. The project is proposing 27 cubic yards of cut and 513 cubic yards of fill grading.

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

DESCRIPTION OF PROJECT PROPERTY

Location: The property is located at 4739 North Vincent Avenue in the Irwindale Zoned District in the unincorporated community of East Irwindale.

Physical Features: The subject property is approximately 1.22 gross acres (1.14 net acres) in size and comprised of one lot. The property is irregular in shape with level terrain.

Access: Access will be taken from North Vincent Avenue, an 80 foot-wide public street and limited secondary highway.

Services: Domestic water service will be provided by Azusa Light and Water Company. Domestic sewer service will be provided by the Los Angeles County Sanitation District No. 22. The project is within the boundaries of the Covina Valley Unified School District.

ENTITLEMENTS REQUESTED

Tentative Parcel Map: The applicant requests approval of TR 065943 to create one multi-family lot with eight detached condominium units in one building on approximately 1.22 gross acres.

Yard Modification: A yard modification has been requested to modify the rear yard setback of Unit 7 from 15 feet to 5 feet. A burden of proof has been submitted, as well.

EXISTING ZONING

Subject Property: The subject property is zoned A-1-6,000 (Light Agricultural—6,000 Square Foot Minimum Required Lot Area).

Surrounding Properties:). Surrounding zoning is A-1-6,000 to the south, R-3-18U (Limited Multiple Residential—18 Dwelling Units Per Gross Acre Maximum Density) to the east, and the Big Dalton Wash Flood Control Channel and City of Irwindale to the north and west.

EXISTING LAND USES

Subject Property: The subject property consists of one lot improved with one existing single family residence, one detached garage, three warehouses, and two storage units which will all be demolished.

Surrounding Properties: Surrounding uses are single family residences to the south, multifamily residences and one religious building to the east, and the Big Dalton Wash Flood Control Channel to the north and west.

PREVIOUS CASE/ZONING HISTORY

The A-1 Zone was applied to this area by Ordinance 3314, adopted January 4, 1939. The A-1-6,000 Zone was applied to this area by Ordinance 6258, adopted September 4, 1953. RNCR (Non-Conforming Review) 93171 was filed on October 27, 1993 and approved March 7, 1994.

On January 17, 2008, the property owner was cited for zoning violations including four dwelling units being maintained on the property without Regional Planning approval, unpermitted outside storage being maintained on the premises, a commercial vehicle weighing in excess of 6,000 pounds is parked on the premises, a recreational vehicle is being used for residential purposes, and items classified as junk and salvage material are maintained on the premises.

These violations were abated as of July 16, 2008.

PROJECT DESCRIPTION

Tract Map 065943 dated July 2, 2007, depicts a residential development of one multifamily lot with eight detached condominiums on approximately 1.22 gross acres located at 4739 North Vincent Avenue, East Irwindale. The project site is improved with one single family residence, one detached garage, three warehouses, and two storage units that will all be demolished. The proposed development will be served by North Vincent Avenue to the east. The net lot size is 1.14 acres (49,658 square feet).

A yard modification has been requested to modify the rear yard setback of Unit 7 from 15 feet to 5 feet. A burden of proof has been submitted, as well.

The project's main access is North Vincent, an 80 foot-wide public street with internal access provided by a 26-foot wide private driveway and firelane. The project is proposing 27 yards of cut grading and 513 cubic yards of fill grading.

Proposed street improvements include street lights and street trees. Additional sidewalk pop-out is also required along property frontage on North Vincent Avenue in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of the Los Angeles County Department of Public Works ("Public Works").

No trail easements are proposed for this subdivision.

GENERAL PLAN CONSISTENCY

The subject property is depicted within Category 1 (Low Density Residential—One to Six Dwelling Units per Gross Acre), on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). The applicant's proposal to create one parcel with eight dwelling units, approximately 6.5 dwelling units per acre, exceeds the maximum seven dwelling units permitted for the property. However, the General Plan supports concentrated urban development. Specifically, "infill" residential development at "slightly higher" densities may be permitted (i.e., infill parcels designated for a Low Density Residential density may be developed at the Medium Residential density of 12 to 22 dwelling units per acre). To qualify for the higher density, a project must comply with the following criteria:

1. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;
2. The proposed project site is of sufficient size to accommodate design features

(setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;

3. The proposed project will not overburden existing public services and facilities;
4. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and
5. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.

The applicant has submitted a burden of proof indicating his compliance.

The subject property and immediate area are in the Low Density Residential Land Use Category and the A-1-6,000 Zone. Surrounding residential zoning includes R-1-6,000, R-3-18U and City of Irwindale.

The surrounding area has a variety of residential and commercial uses. Residential densities range from 0.8 dwelling units per acre to 26.2 dwelling units per acre. The proposed eight-unit condominium development would not be out of character with condominium buildings in the vicinity. There are two condominium developments, one 11-unit and one 20-unit, across the street from the subject property. The proposed development will be adequately served by existing services and facilities. There are two covered parking spaces for each condominium and 13 guest parking spaces, meeting the County requirements for parking. The Exhibit Map submitted by the applicant depicts a residential development that is compatible with the character, scale and design of the surrounding neighborhood. This condominium development will serve as a transition from the flood control channel to the single-family neighborhood to the south of the project.

The Housing Element of the General Plan states applicable goals for the provision of housing including (Chapter 8, Pages 3-4):

- A wide range of housing types in sufficient quantity to meet the needs of current and future residents, particularly persons and household with special needs, including but not limited to lower-income households, senior citizens and the homeless.
- A housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure housing.

Other applicable General Plan goals and policies include:

Land use and urban development pattern

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.
- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).
- Promote the provision of an adequate supply of housing by location, type and price.

ENVIRONMENTAL DOCUMENTATION

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines, as the project has been found to have no significant impacts on the environment.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the tentative parcel map and exhibit map dated July 2, 2007 and recommends the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On August 12, 2008, approximately 95 notices of public hearing were mailed to property owners within a 500-foot radius of the subject property. The public hearing notice was published in San Gabriel Valley Tribune on August 15, 2008 and La Opinion on August 14, 2008. Project materials, including tentative parcel map, land use map and recommended conditions were sent to the Irwindale Library, 5050 N. Irwindale Avenue, Irwindale, CA 91706 on August 12, 2008. A public hearing notice was posted on the subject property fronting North Vincent Avenue on August 15, 2008. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

At the time of writing, no correspondence has been received from the public regarding this project.

STAFF EVALUATION

The subject property is currently depicted within the Low Density Residential land use category (one to six dwelling units per gross acre) of the General Plan and qualifies as an infill project. The infill study and burden of proof have been satisfied as the proposed eight-unit condominium development would not be out of character with the neighborhood, including two condominium developments, one 11-unit and one 20-unit, across the street from the subject property.

The subject property meets the burden of proof for the yard modification due to the tapering shape of the property to follow the line of the flood control channel. The reduced setback will be on the side that faces the flood control channel.

The 27 cubic yards of cut and 513 cubic yards of fill grading is considered part of the project design, and does not require a separate entitlement.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Hearing Officer close the public hearing, adopt the Negative Declaration and approve Tentative Tract Map No. 065943 subject to the attached recommended conditions of the Subdivision Committee.

Attachments:

- Factual
- Draft Conditions
- Tentative Tract Map No. 065943 and Exhibit Map, dated July 2, 2007
- Land Use Map
- Negative Declaration
- GIS-NET Map
- Photographs
- Yard Modification Burden of Proof
- Infill study

SMT:DCK:dck
8/7/08

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
FOR TENTATIVE TRACT MAP NO. 065943**

1. The Los Angeles County Regional Planning Commission conducted a duly noticed public hearing in the matter of Tentative Tract Map No. 065943 on September 16, 2008.
2. Tentative Tract Map No. 065943 is a proposal to create one (1) multifamily lot with eight (8) new detached condominium units. A yard modification has been requested to modify the rear yard setback of Unit 7 from 15 feet to 5 feet. A burden of proof has been submitted, as well.
3. The subject site is located at 4739 North Vincent Avenue, East Irwindale in the Irwindale Zoned District.
4. The six-sided property is 1.22 gross acres (1.14 net acres) in size with level topography. The site is developed with one single family residence, one detached garage, three warehouses, and two storage units that will all be demolished.
5. The project site is currently zoned A-1-6,000 (Light Agricultural—6,000 Square Foot Minimum Required Lot Area). Surrounding zoning is A-1-6,000 to the south, R-3-18U (Limited Multiple Residential—18 Dwelling Units Per Gross Acre Maximum Density) to the east, and the Big Dalton Wash Flood Control Channel and City of Irwindale to the north and west.
6. Surrounding uses are single family residences to the south, multifamily residences and one religious building to the east, and the Big Dalton Wash Flood Control Channel to the north and west.
7. The proposed project is consistent with the A-1-6,000 zoning classification. Pursuant to Section 22.24.070 of the Los Angeles County Code, detached residential units are permitted in the A-1 zone
8. The subject property is depicted within Category 1 (Low Density Residential-One to Six Dwelling Units per Gross Acre), on the Land Use Policy Map of Los Angeles Countywide General Plan ("General Plan"). The applicant's proposal to create one lot with eight dwelling units, approximately 6.5 dwelling units per acre, exceeds the maximum seven dwelling units permitted for the property. However, the General Plan supports concentrated urban development. Specifically, "infill" residential development at "slightly higher" densities may be permitted (i.e., infill parcels designated for a Low Density Residential density may be developed at the Medium Residential density of 12 to 22 dwelling units per

acre). The project's higher density is consistent with the residential infill policy of the General Plan since it meets the following criteria:

- a. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community since the surrounding area has a variety of residential and commercial uses. Surrounding residential densities range from 0.8 dwelling units per acre up to 26 dwelling units per acre.
- b. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses.
- c. The proposed project will not overburden existing public services and facilities, as described in the Negative Declaration prepared for the project.
- d. The proposed use will not disrupt or adversely impact local traffic and parking conditions. There are two covered parking spaces for each condominium unit and 13 guest parking spaces. The Negative Declaration prepared for the project concludes that the proposed residential development will not adversely affect local traffic conditions.
- e. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity, and design, is ensured through specific site plan review. The Exhibit Map submitted by the applicant depicts a residential development that is compatible with the character, scale, and design of the surrounding neighborhood.

9. COMMENT ON CORRESPONDENCE

10. DESCRIBE IN SEQUENCE WHAT HAPPENED AT THE HEARING(S)

11. The Hearing Officer finds the proposed project and the provisions for its design and improvement are consistent with the goals and policies of the Los Angeles County General Plan. The project increases the supply of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
12. Access to the proposed development will be provided from the east via North Vincent Avenue, an 80 foot wide public street. North Vincent Avenue is a limited secondary highway in the Los Angeles County Master Plan of Highways. Internal access is provided by a 26-foot wide private driveway and firelane.
13. The proposed development is compatible with surrounding land use patterns. Residential development surrounds the subject property to the east, west and south.

14. The site is physically suitable for the type of development and density being proposed, since the property is relatively level and has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs; and will have flood hazards and geological hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.
15. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
16. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
17. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
18. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements
19. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
20. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
21. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the Countywide General Plan.

22. A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.
23. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

THEREFORE, in view of the findings of fact and conclusions presented above, the Negative Declaration is adopted and Tentative Tract Map No. 065943 is approved subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

DRAFT CONDITIONS:

1. Conform to the applicable requirements of Title 22 of the Los Angeles County Code ("County Code") (Zoning Ordinance) and the area requirements of the A-1-6,000 zone.
2. Place the following note on the final map to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and Los Angeles County Department of Public Works ("Public Works"):
"Lot 1 of this map is approved as a condominium project for a total of eight detached residential units whereby the owners of the units of air space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easement for the units."
3. Submit a copy of the Covenants, Conditions, and Restrictions ("CC&R's") to Regional Planning for review and approval prior to final map approval."
4. Label the driveway as "Private Driveway and Firelane" on the final map.
5. Post the driveway with "No Parking—Fire Lane" signs and provide for its continued enforcement in the CC&R's. Submit a copy of the document to be recorded to the Department of Regional Planning for approval prior to final map approval.
6. Provide in the CC&R's a method for ensuring that an adequate lighting system along all walkways is constructed within the common areas to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
7. Provide in the CC&R's a method for continual maintenance of the common areas, including the driveways and the lighting system along the walkways to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
8. Yard modification may only modify the rear yard setback of Unit No. 7 from 15 feet to five feet as depicted on the approved Exhibit Map.
9. The subdivider or the current owner shall plant at least four trees within the parcel. The location and the species of the trees may be incorporated into a site plan or landscape plan to be approved by the Director of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Forester and Fire Warden. Prior to final map approval, a bond shall be posted with the Los Angeles County

Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

10. Upon completion of the appeal period, remit processing fees of \$1,926.75 payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
11. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.
12. In the event that any claim, action, or proceeding as described in the condition above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost of the collection and duplication of records and other related documents will be paid by the subdivider according to County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of Public Works, Los Angeles County Fire Department, Los Angeles County Department of Parks and Recreation and the Los Angeles County Department of Public Health, in addition to Regional Planning.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 65943 (Rev.)

Page 1/3

TENTATIVE MAP DATED 07-02-2007
EXHIBIT MAP DATED 07-02-2007

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
11. Quitclaim or relocate easements running through proposed structures.
12. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 65943 (Rev.)

Page 3/3

TENTATIVE MAP DATED 07-02-2007
EXHIBIT MAP DATED 07-02-2007

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation

Prepared by Juan M Sarda

tr65943L-rev2.doc

JMS

Phone (626) 458-4921

Date 08-01-2007



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT MAP NO. 065943

TENTATIVE MAP DATED 07-02-07
EXHIBIT MAP DATED 07-02-07

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.

=====

GRADING CONDITIONS:

1. Comply with the requirements of the Drainage Concept / Hydrology Study / SUSMP which was conceptually approved on 11-27-06 to the satisfaction of the Department of Public Works.
2. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and any required SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name Diego G Rivera ns Date 7-25-07 Phone (626) 458-4921
DIEGO G RIVERA

TENTATIVE TRACT 065943
SUBDIVIDER Hubert Trieu
ENGINEER Trittech
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 07-02-07, 2nd Revision and Exhibit
LOCATION Irwindale

REPORT DATE _____
REPORT DATE _____


[] TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- [] The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- [] A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- [] All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- [] A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- [] The Soils Engineering review dated _____ is attached.

☒ TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☒ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ Soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____
- ☒ The Soils Engineering review dated 7/25/07 is attached.

²prepared by


Robert O. Thomas

Reviewed by

16

Date 07-24-07

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 5.0
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 65943
Location Vincent Avenue, Irwindale
Developer/Owner Hubert Trieu
Engineer/Architect Tritech Associates Inc.
Soils Engineer ---
Geologist ---

DISTRIBUTION:

☐ Drainage
☐ Grading
☐
☐
☐
☐

Review of:

Revised Tentative Tract Map Dated by Regional Planning 2/22/05

Previous Review Sheet Dated 4/18/07

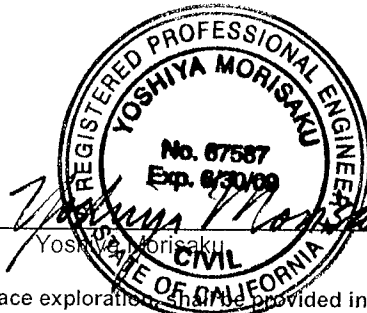
ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://ladpw.org/gmed/manual.pdf>
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Reviewed by Yoshiya Morisaku Date 7/25/07



NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\65943TentT

TENTATIVE MAP DATED 07-02-2007
EXHIBIT MAP DATED 07-02-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate the right to restrict vehicular access along the property frontage on Vincent Avenue.
2. Repair any displaced, broken, or damaged curb, gutter, driveway apron, sidewalk and pavement along the property frontage on Vincent Avenue to the satisfaction of Public Works.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Vincent Avenue.
4. Construct parkway improvements (sidewalk, driveways, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
5. Plant street trees along the property frontage on Vincent Avenue to the satisfaction of Public Works.
6. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Vincent Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT NO. 65943 (Rev.)

Page 2/2

TENTATIVE MAP DATED 07-02-2007
EXHIBIT MAP DATED 07-02-2007

7. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
8. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

HW

Prepared by John Chin
tr65943r-rev2.doc

Phone (626) 458-4915

Date 07-31-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
3. Easements are required, subject to review by Public Works to determine the final locations and requirements.
4. Obtain approval from the Los Angeles County Sanitation District for connection of sewer main line to the sewer trunk line.
5. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line.

HW
Prepared by Imelda Ng
tr65943s-rev2.doc

Phone (626) 458-4921

Date 07-26-2007

TENTATIVE MAP DATED 07-02-2007
EXHIBIT MAP DATED 07-02-2007

The Subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

HW
Prepared by Lana Radle
tr65943w-rev2.doc

Phone (626)458-4921

Date 07-26-2007



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 65943 Map Date July 02, 2007

C.U.P. _____ Map Grid 0186D

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: The access as shown on the Exhibit Map is adequate. The Tentative Map has Fire Department clearance. The Private Driveway and Fire Lane shall be clearly depicted and dimensioned on the Final Map prior to Final Map clearance.

By Inspector: Juan C. Padilla Date August 2, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 65943 Tentative Map Date July 02, 2007

Revised Report Yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1500 gallons per minute at 20 psi for a duration of 3 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 1 public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: _____
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: The existing fire hydrant is ADEQUATE per the fire flow form received from the City of Azusa dated 02/07/07.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date August 2, 2007



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	65943	DRP Map Date: 07/02/2007	SCM Date: / /	Report Date: 08/02/2007
Park Planning Area #	15	CHARETER OAK ISLANDS / GLENDORA HEIGHTS		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.08
IN-LIEU FEES:	\$18,853

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$18,853 in-lieu fees.

Trails:

No trails.

Comments:

Proposed 8 condominium units, with credit for 1 existing house to be removed, net density increase of 7 units.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:

James Barber, Developer Obligations/Land Acquisitions

Supv D 1st

August 02, 2007 13:05:48

QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	65943	DRP Map Date:07/02/2007	SMC Date: / /	Report Date: 08/02/2007
Park Planning Area #	15	CHARETER OAK ISLANDS / GLENDORA HEIGHTS		Map Type:REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P)\text{people} \times (0.003) \text{ Goal} \times (U)\text{nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.77	0.0030	7	0.08
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.57	0.0030	0	0.00
Mobile Units	2.87	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.08

Park Planning Area = 15 CHARETER OAK ISLANDS / GLENDORA HEIGHTS

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.08	\$235,667	\$18,853

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.08	0.00	0.00	0.08	\$235,667	\$18,853



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

August 2, 2007

RFS No.07-0017975

Tract Map No. 065943

Vicinity: Covina

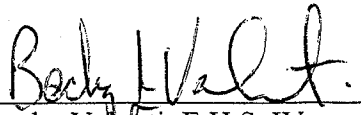
Tentative Tract Map Date: July 2, 2007 (2nd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Tract Map 065943** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Azusa Light and Water Company**, a public water system, which guarantees water connection and service to all lots. The "will serve" letter from the water company has been received and approved.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,


Becky Valenti, E.H.S. IV
Land Use Program

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER No. TR065943/RENV200600065

1. DESCRIPTION:

The proposed project is an application for a Tentative Tract Map to subdivide the subject parcel for eight condominium residences with an attached two-car garage for each. The project site contains one single-family residence, three warehouses, one detached garage, two storage units, and 7 non-oak trees, and all are proposed to be removed. An internal driveway is proposed for site ingress and egress onto Vincent Avenue. The project site will be served by the Azusa Light Water Company and the LA County Sanitation Districts.

2. LOCATION:

4739 N. Vincent Avenue, Covina, CA

3. PROPONENT:

Hubert Trieu
6789 Oak Avenue
San Gabriel, CA 91775

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS:
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012**

PREPARED BY: Impact Analysis Section, Department of Regional Planning

DATE: August 10, 2006

STAFF USE ONLY

CASES: TR065943
RENV200600065



******* INITIAL STUDY *******

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: February 23, 2006 Staff Member: Rick Kuo

Thomas Guide: 598-G3 USGS Quad: Baldwin Park

Location: 4739 N. Vincent Avenue, Covina, CA

Description of Project: The proposed project is an application for a Tentative Tract Map to subdivide the subject parcel for eight condominium residences with an attached two-car garage for each. The project site contains one single-family residence, three warehouses, one detached garage, two storage units, and 7 non-oak trees, and all are proposed to be removed. An internal driveway is proposed for site ingress and egress onto Vincent Avenue. The project site will be served by the Azusa Light Water Company and the LA County Sanitation Districts.

Gross Area: 1.14 acres

Environmental Setting: The project site is located in the unincorporated Los Angeles County community of Covina and is bordered to the east by Vincent Avenue. Land uses within 500 feet consist of single-family residences to the south and east, a 31-unit, multi-family residence to the east, and a church to the northeast. There is a flood control channel and a flood control basin to the north of the project site. Project site topography is characterized as flat land.

Zoning: A-1-6000 (Light Agriculture)

General Plan: Low Density Residential

Community/Area Wide Plan: N/A

Major projects in area:

<u>Project Number</u>	<u>Description & Status</u>
<u>CP/ZC 02-053</u>	<u>Recreational vehicle and boat storage facility (Inactive since 8/02).</u>
<u>TR51465/92175</u>	<u>5 sf lots on 0.787 acre (Recorded 6/93).</u>
<u>CP91243</u>	<u>5-unit apartment in R-2 zone on 0.972 acre (Approved 4/92).</u>
<u>CP89162</u>	<u>Church and day care (Approved 8/89).</u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

<u>Responsible Agencies</u>	<u>Special Reviewing Agencies</u>	<u>Regional Significance</u>
<input checked="" type="checkbox"/> None	<input type="checkbox"/> None	<input checked="" type="checkbox"/> None
<input type="checkbox"/> Regional Water Quality Control Board	<input type="checkbox"/> Santa Monica Mountains Conservancy	<input type="checkbox"/> SCAG Criteria
<input type="checkbox"/> Los Angeles Region	<input type="checkbox"/> National Parks	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Lahontan Region	<input type="checkbox"/> National Forest	<input type="checkbox"/> Water Resources
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> Edwards Air Force Base	<input type="checkbox"/> Santa Monica Mtns Area
<input type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Resource Conservation District of the Santa Monica Mtns.	<input type="checkbox"/> _____
<input type="checkbox"/> _____		
<u>Trustee Agencies</u>	<input checked="" type="checkbox"/> <u>City of Irwindale</u>	<u>County Reviewing Agencies</u>
<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> <u>Covina Valley School District</u>	<input checked="" type="checkbox"/> Subdivision Committee
<input type="checkbox"/> State Fish and Game	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> DPW: <u>Flood Maintenance</u>
<input type="checkbox"/> State Parks	<input type="checkbox"/> _____	<input type="checkbox"/> Health Services: _____
<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> <u>Fire Department</u>
<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> <u>Sanitation Districts</u>

IMPACT ANALYSIS MATRIX

			ANALYSIS SUMMARY (See individual pages for details)		
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		Potentially Significant Impact
			Potential Concern		
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Category 2: Conservation/Maintenance
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Rick Kuo

Rick Kuo

Date: 10 August 2006

Approved by: Daryl Koutnik

Daryl Koutnik

Date: 10 August 2006

☒ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
(State of CA Seismic Hazard Zones Map - Baldwin Park Quad).
- b. ☐ ☒ ☐ Is the project site located in an area containing a major landslide(s)?
(State of CA Seismic Hazard Zones Map - Baldwin Park Quad).
- c. ☐ ☒ ☐ Is the project site located in an area having high slope instability?

- d. ☐ ☒ ☐ Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
(State of CA Seismic Hazard Zones Map - Baldwin Park Quad).
- e. ☐ ☒ ☐ Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?

- f. ☐ ☒ ☐ Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
540 cubic yards of grading proposed.
- g. ☐ ☒ ☐ Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- h. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
(USGS Baldwin Park Quad Sheet).
- b. ☐ ☐ ☒ Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
Project site is adjacent to a flood control channel and a flood control basin to the west and northwest (LA County Safety Element - Flood Inundation Hazards Map and Land Use Map).
- c. ☐ ☒ ☐ Is the project site located in or subject to high mudflow conditions?

- d. ☐ ☒ ☐ Could the project contribute or be subject to high erosion and debris deposition from run off?

- e. ☐ ☒ ☐ Would the project substantially alter the existing drainage pattern of the site or area?

- f. ☐ ☐ ☐ Other factors (e.g., dam failure)? _____

STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 C Section 308A ☒ Ordinance No. 12,114 (Floodways)
☒ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

Comment letter (8/1/06) from the Department of Public Works is on file. Applicant shall prepare a drainage concept to be approved by the Department of Public Works.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
(LA County Safety Element - Wildland and Urban Fire Hazards Map).
- b. ☐ ☒ ☐ Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
Project access to be taken from Vincent Street.
- c. ☐ ☒ ☐ Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? _____
- d. ☐ ☒ ☐ Is the project site located in an area having inadequate water and pressure to meet fire flow standards? Public water is available through the Azusa Light and Water Company.
- e. ☐ ☒ ☐ Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
1/2 mile from natural gas distribution lines (LA County Safety Element - Wildland and Urban Fire Hazards Map).
- f. ☐ ☒ ☐ Does the proposed use constitute a potentially dangerous fire hazard?

- g. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8

☐ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Project Design

☐ Compatible Use

Applicant shall comply with all Subdivision Committee's recommendations from the Fire Department.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site located near a high noise source (airports, railroads, freeways, industry)?

- b. ☒ ☐ ☐ Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?

There is a church within 500 feet to the northeast of project site.

- c. ☐ ☒ ☐ Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?

- d. ☐ ☒ ☐ Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?

- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Noise Ordinance No. 11,778

☐ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☒ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
Public water is available through the Azusa Light and Water Company.
- b. ☐ ☒ ☐ Will the proposed project require the use of a private sewage disposal system?
Project site is served by the LA County Sanitation Districts.
- ☐ ☐ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
- c. ☐ ☒ ☐ Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
- d. ☐ ☒ ☐ Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5
- ☐ Plumbing Code Ordinance No. 2269 ☐ NPDES Permit Compliance (DPW)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?
-
- b. ☐ ☒ ☐ Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
-
- c. ☐ ☒ ☐ Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
-
- d. ☐ ☒ ☐ Would the project conflict with or obstruct implementation of the applicable air quality plan?
-
- e. ☐ ☒ ☐ Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
-
- f. ☐ ☒ ☐ Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
-
- g. ☐ ☐ ☐ Other factors: _____

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
- _____
- b. ☐ ☒ ☐ Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
- 540 cubic yards of grading proposed.*
- c. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?
- _____
- d. ☐ ☒ ☐ Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
- _____
- e. ☐ ☒ ☐ Does the project site contain oak or other unique native trees (specify kinds of trees)?
- _____
- f. ☐ ☒ ☐ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
- _____
- g. ☐ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____
- _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☐ ERB/SEATAC Review

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?

- b. ☐ ☒ ☐ Does the project site contain rock formations indicating potential paleontological resources?

- c. ☐ ☒ ☐ Does the project site contain known historic structures or sites?

- d. ☐ ☒ ☐ Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

- e. ☐ ☒ ☐ Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- f. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- _____
- b. ☐ ☒ ☐ Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
- _____
- c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

(Los Angeles County Important Farmland 2002 Map).

- b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

- c. ☐ ☒ ☐ Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- d. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

- b. ☐ ☒ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
(Los Angeles County Trail System Map). _____
- c. ☐ ☒ ☐ Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? _____

- d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

- e. ☐ ☒ ☐ Is the project likely to create substantial sun shadow, light or glare problems?

- f. ☐ ☐ ☐ Other factors (e.g., grading or land form alteration): _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

- b. ☐ ☒ ☐ Will the project result in any hazardous traffic conditions?

- c. ☐ ☒ ☐ Will the project result in parking problems with a subsequent impact on traffic conditions?

- d. ☐ ☒ ☐ Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

- e. ☐ ☒ ☐ Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

- f. ☐ ☒ ☐ Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- g. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- Yes No Maybe
a. ☐ ☒ ☐ If served by a community sewage system, could the project create capacity problems at the treatment plant?

Project site is served by the LA County Sanitation Districts.

- b. ☐ ☒ ☐ Could the project create capacity problems in the sewer lines serving the project site?

- c. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project create capacity problems at the district level?

- b. ☐ ☒ ☐ Could the project create capacity problems at individual schools which will serve the project site?

- c. ☐ ☒ ☐ Could the project create student transportation problems?

- d. ☐ ☒ ☐ Could the project create substantial library impacts due to increased population and demand?

- e. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

Project site is served by the Covina Valley School District.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
- _____
- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?
- _____
- c. ☐ ☐ ☐ Other factors? _____
- _____
- _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Fire Mitigation Fees

Nearest fire station is 1.3 miles away at 807 W. Cypress Street, CA.

Nearest Sheriff's station is 7.8 miles away at 270 South Walnut Avenue, CA.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
Water supply will be provided by the Azusa Light Water Company.
- b. ☐ ☒ ☐ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

- c. ☐ ☒ ☐ Could the project create problems with providing utility services, such as electricity, gas, or propane?
Utility providers serving project site are SCE, Southern California Gas Company, Verizon, Charter Communications, and the LA County Sanitation Districts.
- d. ☐ ☒ ☐ Are there any other known service problem areas (e.g., solid waste)?

- e. ☐ ☒ ☐ Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

- f. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834
- ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS
- ☐ Lot Size ☐ Project Design
- _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Will the project result in an inefficient use of energy resources?

- b. ☐ ☒ ☐ Will the project result in a major change in the patterns, scale, or character of the general area or community?

- c. ☐ ☒ ☐ Will the project result in a significant reduction in the amount of agricultural land?

- d. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Are any hazardous materials used, transported, produced, handled, or stored on-site?

- b. ☐ ☒ ☐ Are any pressurized tanks to be used or any hazardous wastes stored on-site?

- c. ☐ ☒ ☐ Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?

- d. ☐ ☒ ☐ Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?

- d. ☐ ☒ ☐ Have there been previous uses which indicate residual soil toxicity of the site?

- e. ☐ ☒ ☐ Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?

- f. ☐ ☒ ☐ Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- g. ☐ ☒ ☐ Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?

- h. ☐ ☒ ☐ Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?

- i. ☐ ☒ ☐ Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- j. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Can the project be found to be inconsistent with the plan designation(s) of the subject property?

- b. ☐ ☒ ☐ Can the project be found to be inconsistent with the zoning designation of the subject property?

- c. Can the project be found to be inconsistent with the following applicable land use criteria:
- ☐ ☒ ☐ Hillside Management Criteria?
- ☐ ☒ ☐ SEA Conformance Criteria?
- ☐ ☐ ☐ Other? _____
- d. ☐ ☒ ☐ Would the project physically divide an established community?

- e. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project cumulatively exceed official regional or local population projections?

- b. ☐ ☒ ☐ Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?

- c. ☐ ☒ ☐ Could the project displace existing housing, especially affordable housing?

- d. ☐ ☒ ☐ Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

- e. ☐ ☒ ☐ Could the project require new or expanded recreational facilities for future residents?

- f. ☐ ☒ ☐ Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- g. ☐ ☐ ☐ Other factors? _____

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

Yes No Maybe

- a. ☐ ☒ ☐ Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
-

- b. ☐ ☒ ☐ Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
-

- c. ☐ ☒ ☐ Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
-

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

10. Oak Tree Statement (pursuant to Chapter 22.56, Part 16)

Please check one box, sign and date.

☒ No oak tree protected zone(s) are located on the subject property or access thereto. The protected zone is measured five feet from the outer dripline or 15 feet from the trunk, whichever is greater.

☐ Oak tree protected zone(s), are located on the subject property or access thereto. However, I certify that no activity (grading, paving, construction, landscaping, and/or trimming of tree branches greater than two inches in diameter) will take place within the protected zone of any oak tree. The protected zone is measured five feet from the outer dripline or 15 feet from the trunk, whichever is greater. All oak trees and their driplines and protected zones drawn to scale, are depicted on the site plans. Trunk diameter(s) are also indicated.

☐ Oak tree protected zone(s), or portions thereof, are located on the subject property. I propose activity (grading, paving, construction, landscaping, and/or trimming of tree branches greater than two inches in diameter) within the protected zone(s) of the oak tree(s). I am concurrently applying for an oak tree permit for such activity. All oak trees and their protected zones, drawn to scale, are depicted on the site plans. Trunk diameter(s) are indicated.

Signature: _____

Date: _____

11. Certification of Lobbyist Requirements (ordinance No. 93-0031)*

The Los Angeles County Lobbyist Ordinance, effective May 7, 1993, requires certification that each person who applies for a County permit is familiar with the requirements of Ordinance No. 93-0031 (Lobbyist Ordinance), and that all persons acting on behalf of the applicant have complied and will continue to comply with the requirements of said Ordinance through the application process.

I hereby certify that I am familiar with the requirements of Ordinance No. 93-0031. I further understand that the making of such a certification, and compliance with this ordinance, shall be conditions precedent to the granting of the requested permit, license, contract or franchise.

Signature: _____

Date: _____

*Please see page 7 for information about the ordinance

LOBBYIST PERMIT NO(S) IF APPLICABLE: _____

12. Yard Modification Burden of Proof (only required for yard modification applications)

Los Angeles County Zoning Ordinance Section 22.48.180 authorizes the Director of Planning without notice or hearing to grant a modification to specified setback regulations of the Zoning Ordinance where topographic features, subdivision plans and other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the setback requirements (See page 5 of this application for yard modification instructions).

A. What topographic features, lot design or other conditions justify the setback modifications?

(If necessary attach additional pages)

THIS PROPERTY IS A SHAPE OF TRAPEZOID. THE NORTHERLY PROPERTY LN CHANGES DIRECTION TO SOUTH WEST DIRECTION AND MEETS THE SOUTHERLY PROPERTY LN AT THE VERY END OF THE PROPERTY. THE PORTION IN QUESTION IS THE NORTH WEST CORNER OF UNIT 7, THIS PORTION IS AT 5' FROM THE R. WHICH IS NORMALLY CONSIDERED AS SIDE R. AT THE SAME TIME, CLOSE TO 100% OF THE REAR PORTION OF THE UNIT IS AT MORE THAN 15' REAR SET BACK PERPENDICULAR TO THE BUILDING. (SEE EXHIBIT 'B') THIS IS A 8 UNIT CONDO PROJECT, BY ZONING CODE, NO GUEST PARKING IS REQ'D, HOWEVER, 13 GUEST PARKINGS ARE VOLUNTARILY PROVIDED, THAT IS WHY THIS UNIT IS PUSHED TO THE LIMIT.

B. Are other adjacent or neighboring properties enjoying setbacks similar to what you propose? If so, please list addresses, relevant setback, height, and description of structure involved. Include photos and a vicinity map showing the location of all listed properties. (If necessary attach additional pages)

EXHIBIT 'A'

LEGAL DESCRIPTION:

PORTION OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 9, T. 1S., R. 10W., SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT B

